

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 28, 2003

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID CORTESE
JUDY CHIRCO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 3:31 p.m.

PRESENT: GONZALES, CAMPOS, CHAVEZ, CHIRCO, CORTESE, DANDO, GREGORY, LEZOTTE, REED, YEAGER, WILLIAMS.

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

Item 6.1 deferred to November 18, 2003.

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

Item 2.5 was placed on the Consent Calendar in error. Item 2.6 was pulled from the Consent Calendar by Board Member Chavez. Orders of the day approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Redevelopment Agency Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for the Regular meeting of September 23, 2003.

Approved.

2.2 Report of the Rules Committee – October 1, 2003.

Vice Mayor Dando, Chair

- (a) Review October 14, 2003 Draft Agenda.
- (b) Changes to the October 7, 2003 Agenda.
- (c) Staff reports outstanding for October 7, 2003.

Approved.

2.3 Report of the Rules Committee – October 8, 2003.

Vice Mayor Dando, Chair

- (a) Review October 21, 2003 Draft Agenda.
- (b) Changes to the October 14, 2003 Agenda.
- (c) Staff reports outstanding for October 14, 2003.

Approved.

2.4 Acceptance of a grant from the Packard Humanities Institute for the fabrication and installation of a replica of the original California blade sign for the California Theatre project and related budget actions.

Recommendation: Adoption of a resolution:

- (a) Accepting a fourth grant from the Packard Humanities Institute, in the amount of \$262,000, for the fabrication and installation of a replica of the original California blade sign for the California Theatre project.
- (b) Approving the additional revenue of \$262,000 in the Agency's FY 2003-2004 Adopted Capital Budget; and,
- (c) Amending the FY 2003-2004 Agency revenue resolution; and,
- (d) Approving the addition of \$262,000 to the Adopted FY 2003-2004 Capital Budget: Fox California Theatre – Opera San Jose project line

CEQA: Resolution No. 68839.

Resolution Nos. 5442 and 5443 adopted.

2.5 Acceptance of the Annual Update to the Downtown Strategy Plan.

Recommendation: Acceptance of the information contained in the 2003 Annual Update from the Task Force for the Greater Downtown Strategy for Development.
Accepted.

2.6 Approval to issue a Request for Proposals to solicit interest for the purchase, rehabilitation and reuse of 93-99 South First Street and 17-31 West San Fernando Street.

Recommendation: Approval of the issuance of a Request for Proposals to solicit interest for the purchase, rehabilitation and reuse of 93-99 South First Street (formerly known as Crescent Jewelers) and 17-31 West San Fernando Street.
Board Member Chavez included as part of the motion that the developers have an experienced and timely project delivery including limiting the number of claims on delays that may affect project timeliness. Approved.

2.7 Authorization for an agreement with Ellipsis for graphic design and architecture services for the Guadalupe River Park and Gardens.

Recommendation: Adoption of a resolution authorizing the Executive Director to negotiate and execute an agreement with Ellipsis, in an amount not to exceed \$265,670, for graphic design and architecture services for the Guadalupe River Park and Gardens. CEQA: Exempt
Resolution No. 5444 adopted.

2.8 Approval to convey to PG&E two easements across Agency-owned properties in the Guadalupe River Park.

Recommendation: Conveyance to Pacific Gas and Electric Company (PG&E) two easements across Agency-owned properties in the Guadalupe River Park to allow placement and maintenance of PG&E facilities in the property.
Approved.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval of a lease agreement with Mission West Properties to house the San Jose Bioscience Incubator and Innovation Center.

Recommendation: Adoption of a resolution approving a lease agreement with Mission West Properties for Research and Development, and office space at 5941 Optical Court, for the sole purpose of housing the San Jose Bioscience Incubator and Innovation Center.
Item 6.1 deferred to November 18, 2003.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Approval for the disposition of property located at 600 East Julian Street to Silicon Valley Habitat for Humanity.

Recommendation: City Council and Redevelopment Agency actions:

- (a) Adoption of a resolution by the City Council approving the disposition of property located at 600 East Julian Street to Silicon Valley Habitat for Humanity (SV Habitat), accepting the 33433 Summary Report, and finding that the disposal of the property will assist in the elimination of blight, is consistent with the implementation plan, and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and development costs authorized by the Disposition and Development Agreement (DDA).
- (b) Adoption of a resolution by the Agency Board approving a Disposition and Development Agreement with SV Habitat, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA, to close escrow and dispose of the property described in the DDA, subject to compliance with terms of the DDA.

CEQA: Resolution No. 68905

Public testimony received. City Council Resolution No. 71803 adopted. Agency Resolution No. 5445 adopted.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 3:50 p.m.